



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
375 City Center, Suite I
Oshkosh, Wisconsin 54901-1805
TTY: Contact Through Relay
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 65
Commerce #: 54945-9286-94-A
BRRTS #: 03-69-543184
Site Name: Northland Store-Former (Wrolstadt Property)
Site Address: N9794 State Road 49, Iola, 54945
Site Manager: Kevin McKnight
Address: 625 E County Rd Y, Suite 700
City, State Zip: Oshkosh, WI 54901-9731
Phone: 920-424-7890
e-mail: kevin.mcknight@wisconsin.gov
Bid Manager: Tom Verstegen
Address: 375 City Center, Suite I
City, State Zip: Oshkosh, Wisconsin 54901-1805
Phone: (920) 424-0025
e-mail: Thomas.Verstegen@Wisconsin.Gov

Bid-Start Date:	March 01, 2010
Questions must be received by (See Section 2 (B)):	March 15, 2010, 4:00 PM
Responses will be posted by (See Section 2 (B)):	April 02, 2010
Bid-End Date and Time:	April 16, 2010, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Kitz Printing-Oshkosh, 531 N Main St, Oshkosh, WI 54901
Phone: (920) 233-1757 Fax: (920) 235-8832

SECTION 2 – Site-Specific Bid Requirements

General Comments

All bidders must be committed to be the PECFA Agent for the Responsible Party at this site. The PECFA Agent is responsible for managing and carrying the costs for an environmental clean up on behalf of the Responsible Party and submitting a PECFA reimbursement claim. *Failure to provide this commitment will disqualify the bid response.*

The site operated as a gasoline service station during the 1950s through 1970 when it closed. The USTs have been removed from the property and the current use is as a private residence. Limited soil sampling conducted during 2004 as part of a DOT Right of Way investigation identified PVOCs in excess of the NR720 RCLs. An investigation conducted under the PECFA process was initiated in 2006.

A large area, (potentially 180 ft by 50 ft) of free product is present, but the degree and extent is not defined. Product thickness based on data collected from three wells ranges from 0.09 ft to 0.61 ft. Based on its age, the free product plume is likely stable, however, the feasibility for recovering this weathered product has not been evaluated.

An area of contaminated soil has been identified but limited, additional analysis is necessary to determine the presence or absence of VOCs not related to petroleum. The extent of groundwater impacts has not been defined and extends off-site to the north-northeast in the apparent direction of groundwater flow.

Sediments include from clayey silt, silt, and silty clays with varying amounts of sand and/or gravel. Depth to bedrock is approximately 100 ft below land surface (bls). Depth to groundwater ranges from approximately 12 ft to 13 ft bls in the source area, to between 7 ft and 9 ft bls downgradient of the source.

This scope of work is designed to define the extent and magnitude of free product and contaminated groundwater, to collect additional soil samples for VOC analysis, to evaluate the recoverability of the free product at the site and the potential for vapor migration into buildings, to initiate limited product recovery and to begin quarterly monitoring of site wells to evaluate plume stability.

A copy of the information in the case file has been provided in the copy shop. A more complete description of the initial investigation and remediation history is contained in the file information and *NR 716 Site Investigation Former Northland Store*, August 2009, the most recent report.

Prior to submitting the bid on this project, it is recommended that the consultant review the case file.

Minimum Remedial Requirements

The winning bidder must agree to be the agent for the responsible party following the procedures and responsibilities of the Commerce Agent Process.

<http://commerce.wi.gov/ER/ER-PECFA-Agents.html>

- Additional Soil Investigation

Soils have been sampled for PVOCs, DRO, GRO and dissolved Pb, however, the analytical results of the DRO/GRO analyses detected additional, unidentified compounds both within and outside the GRO chromatograph window. In order to identify these compounds, additional soil sampling for VOCs is warranted. For comparison purposes, the proposed soil samples have been paired with existing locations for which analytical data is available.

1. Collect two soil samples within the free product plume: one near MW-5 and one near MW-4 from directly above the water table, or in the area of the highest PID reading.
2. Collect two soil samples from outside the free product plume: one near MW-6 and one near MW-3 from directly above the water table or in the area of the highest PID reading.
3. Submit the samples for analysis of VOCs. For bidding purposes, assume borings will be 15 ft bls.

- Free Product Investigation

Conduct a subsurface investigation to define the extent and magnitude of free product. Please note that based on a review of the boring logs from the previous investigations, the lack of PID and/or petroleum odors may not indicate a lack of free product in a boring, therefore, monitor wells will be required.

1. Install up to 8 borings to define the extent of free product. Suggested boring locations are presented in the attached figure. The actual boring locations will depend upon field conditions and off-site access. Deviations in proposed locations must be approved by the DNR project manager prior to mobilization. Consultant shall log soil samples collected from the borings for sediment type as well as the presence of free product. Soils shall be screened using a photo-ionization detector. The borings shall be advanced approximately 2 ft below the water table.
2. Convert 3 of the borings into 4-inch monitor wells (named RW-1,2,3) and 5 borings into 2-inch diameter wells (named PW-1 – 5). The purpose of these wells is to define the extent and thickness of the product plume. The 4-inch wells are situated in the area inferred from previous investigations to be within the product plume. These wells may be used for product recovery.

The maximum total boring depths for the wells shall be 25 ft.

Soil borings shall be logged on Form 440-122 and well construction information shall be recorded on Form 4400-113A. The wells shall be installed in accordance with NR141 using hollow stem auger. The wells shall be constructed of, schedule 40, PVC with a 10 foot section of 0.010 slot screen. The screen shall be placed to intersect the water table. The wells shall be completed as flush mount with locking well caps.

If, based on the field investigation, additional soil borings and/or wells will be required to define the extent of the product, an additional scope of work with cost estimates should be submitted to the DNR and Commerce.

- Collection of LNAPL Assessment Parameters

Conduct a weathered product evaluation in accordance with the December 2007 "Assessment Guidance for Sites with Residual Weathered Product". The data required for this evaluation can be collected during the Geoprobe Investigation described above.

1. Collect 2 free product samples (from MW-5 and MW-4) and submit the samples for fluid property analysis for LNAPL in accordance with the guidance document.
2. Collect 3 soil samples from directly above the smear zone; 1 each from MW-5 and MW-4 and 1 from a background non-contaminated location. Submit the samples for sieve analysis as described in the guidance document. These soil samples should be collected during the soil and/or free product investigations described above.
3. Results of this portion of the investigation are to be submitted to the DNR and Commerce within 14 days of receipt of laboratory results in order for Department evaluation and response according to the protocol.

- Monitor Well Installation

Groundwater samples were analyzed for PVOCs, PAHs and dissolved lead. PVOCs, dissolved lead, and PAHs were detected in groundwater samples. PVOCs exceeded enforcement standards and PALs. Dissolved lead was detected above the PAL, but below the ES in two samples. PAHs (naphthalene, 1-methylnaphthalene and 2-methylnaphthalene) were detected in low levels.

Based on groundwater flow to the east-northeast, the upgradient extent has been defined. Additional monitor wells are required as follows (see map for locations):

1. One cross gradient well located in the DOT Right of Way to the east, across STH 49
2. One cross gradient well located to the southeast, on private property
3. One cross gradient well located to the east in the Lund Rd. Right of Way
4. Three downgradient wells, two on private property, one on the DOT Right of Way north of N9808.
5. One deep piezometer approximately 5 ft from MW-9

Suggested monitor well locations are presented in the attached figure. The actual locations will depend upon the results of the geoprobe investigation described above, field conditions and off-site access. Prior to monitor well installation, the DNR will be notified. Approval of alternate well locations must be obtained from the DNR prior to installation.

Prior to drilling, the consultant shall obtain off-site access from the property owners and the utilities shall be marked. Monitor wells shall be installed in accordance with NR141 using hollow stem auger. Split spoon sampling shall be conducted at 2 ft intervals from the ground surface to the final depth of the boring. Soil samples will be screened in the field using a photo-ionization detector. Soil borings shall be logged on Form 440-122 and well construction information shall be recorded on Form 4400-113A.

The wells shall be constructed of 2 inch diameter, schedule 40, PVC. The Shallow wells will be constructed with a 10 foot section of 0.010 slot screen to a maximum depth of 25 ft bls and the screen shall be placed to intersect the water table. The deep piezometer will be installed with a 5 ft section of screen to a depth of 40 ft bls. The wells shall be completed as flush mount with locking well caps.

The newly installed wells shall be developed in accordance with requirements of NR 141, WI Adm. Code and the development data recorded on Form 440-113B. The top of casings shall be surveyed in accordance with S.NR 141.065(2), WI Adm. Code. The survey should overlap with a representative number of the previously installed wells.

All soil and groundwater wastes shall be properly handled, stored, and disposed. Bidders should include costs for obtaining site access and/or permits. Bid costs shall include all waste disposal.

- Groundwater Sampling

Groundwater sampling shall be performed in accordance with procedures outlined in the DNR's *Groundwater Sampling Desk Reference*, publication DG-037-96.

Remove any "Soakease Socks" from existing MWs and allow wells to equilibrate.

1. Prior to sampling, a complete round of groundwater elevation data will be collected as well as the depth to free product/water interface and product thicknesses. Do not use the product/water interface probe to collect groundwater elevation data from wells not containing free product.
2. Conduct two rounds of groundwater sampling for VOCs and PAHs (PVOCs + Naphthalene may be substituted for the second round with prior approval of the Department) from wells not containing free product. The groundwater sampling shall be conducted at least one week after well development. The following wells shall be included in this event.
 - MW-1, MW-2, MW-3, MW-4, MW-5, MW-6, MW-7, MW-8, MW-9, PZ-1, and the 7 newly installed wells

- Evaluation of the Potential for Vapor Intrusion

Petroleum odors were observed by tenants of the structure north of the Wrolstad Garage (N9808 Hwy 49). The consultant should do an evaluation of the potential for vapors within this property and the adjacent properties to determine if vapor monitoring is warranted. If vapor monitoring is warranted at any of the properties, the consultant should describe how and where the vapor monitoring should be performed. This may entail an inspection of the buildings in question. This data would be used to develop the scope of work for vapor monitoring within these structures.

- Potable Well Survey

Obtain, if possible, well logs for 4, adjacent potable wells described in *NR 716 Site Investigation Former Northland Store*, August 2009.

- Reporting

In addition to the specific electronic reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site as listed below, the contracted consulting firm must submit the following reports:

1. Evaluation of the Potential for Vapor Intrusion

As described above, the consultant shall submit an evaluation of the potential for vapor intrusion. This shall be submitted separately, prior to the submittal of the Site Investigation Report described below. Include the reporting cost in the vapor intrusion evaluation task.

2. Site Investigation Report

A Site Assessment Report, meeting the requirements of NR 716 Wis Adm. Code, on the results of the investigation described above shall be submitted and shall include, at a minimum, the following:

- Concise tabular summaries of all historical soil and groundwater analytical data, groundwater elevation data, and free product recovery.
- Groundwater elevation maps representative of the site and reflective of groundwater flow variations.
- Updated geologic cross sections showing the extent of the soil, groundwater and free product contamination
- Maps depicting the soil, groundwater, and free product extents and magnitudes.
- Provide copies of analytical data, soil boring and monitor well construction logs, well development and groundwater sampling forms, waste disposal documentation, permits for off-site drilling, and all other appropriate documentations in support of the content and conclusions of the report.
- A narrative of the work performed as part of this investigation including field procedures for the soil, groundwater and free product investigations.
- A discussion of the results of the investigation, conclusions and recommendations
- An evaluation of the weathered free product according to the December 2007 "Assessment Guidance for Sites with Residual Weathered Product". This evaluation shall include a summary of the free product recovery data, an estimation of the volume of free product present at the site, and a summary of the data collected in accordance with the guidance document.
- Site Investigation Report to be submitted to the DNR within 60 days of receipt of the second round of groundwater analytical data.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.

5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE – BID ROUND 65

(1st Page)

Department of Commerce PECFA Program

Site Name: Northland Store-Former

Commerce #: 54945-9286-94-A

BRRTS #: 03-69-543184

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE – BID ROUND 65**(2nd Page)**

Department of Commerce PECFA Program

Site Name: Northland Store-Former**Commerce #: 54945-9286-94-A****BRRTS #: 03-69-543184****Consulting Firm Name:** _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Soil sampling; analyses; waste disposal	\$
2	(8) LNAPL definition wells; waste disposal	\$
3	LNAPL assessment parameters; analyses	\$
4	Install (6) MWs and (1) PZ; waste disposal	\$
5	Groundwater sampling per Sec. 2; disposal	\$
6	Evaluate potential for vapor intrusion	\$
7	Potable well survey	\$
8	Reporting per Sec. 2	\$
9	PECFA Claim Preparation	\$
10	Total Bid Amount	\$